

LOUDOUN COUNTY PLANNING COMMISSION

ACTION SUMMARY

WEDNESDAY, MARCH 16, 2011

6:00 P.M. WORKSESSION

LOCATION: PURCELLVILLE ROOM
Government Center
1st Floor

Commissioners Present: Kevin Ruedisueli, Chairman, At Large; Erin Austin, Catoctin District; Glen Bayless, Sugarland Run District; Robert Klancher, Broad Run District; Peggy Maio, Blue Ridge District; Gigi Robinson, Leesburg District; Valdis Ronis, Potomac District; Helena Syska, Sterling District.

Commissioner Absent: Cliff Keirce, Vice Chairman, Dulles District.

Staff Present: John Merrithew, Assistant Director of Planning; Ben Mays, Deputy Chief Financial Officer; Dan Schardein, Zoning Administrator; Phil Denino, Department of Economic Development; Michelle Lohr, Marilee Seigfried, Building and Development; Dan Csizmar, Department of Construction and Waste Management; Nancy Bryan, Recording Secretary.

A. DISCLOSURES

1. Mr. Bayless had an e-mail exchange on 3/14/11 with Sally Hankins regarding the Dulles Town Center application; exchanged e-mails on 3/15/11 and 3/16/11 with Sheila Reilly regarding the T-Mobile Sterling application.
2. Ms. Maio will meet on 3/17/11 with John Andrews regarding the Stonewall Secure Business Park application.
3. Mr. Klancher will meet on 3/17/11 with John Andrews regarding the Stonewall Secure Business Park application.
4. Ms. Austin met with John Andrews regarding the Stonewall Secure Business Park application; had e-mail exchanges with Jeff Nein and Russ Gestl regarding Large Retail Establishments.
5. Mr. Ronis had an e-mail exchange with Charlie Jackson regarding the Stonewall Secure Business Park application; spoke with several residents of the community affected by the T-Mobile Sterling cell tower; attended the balloon fly for the T-Mobile Sterling cell tower on 3/14/11.
6. Ms. Syska had e-mail exchanges with John Andrews regarding the Stonewall Secure Business Park; had e-mail exchanges regarding the T-Mobile Sterling application.
7. Mr. Ruedisueli had lengthy conversations with Sally Hankins and Mike Banzhaf regarding the Dulles Town Center application.

B. WORKSESSION ITEMS

1. Proposed Capital Needs Assessment, FY 2017 – FY 2026

Commissioner Klancher's recommendations to the Board of Supervisors:

1. Develop Area Plans for all County areas and designate potential locations for planned facilities. Do not include the CNA as a part of the Comp Plan at this time. Consider inclusion after completion of area plans.

2. For those facilities that require a commission permit as well as other legislative action, establish a policy that a commission permit be considered before legislative action (similar to the current process for schools).
3. Consider combining multiple facilities (existing or future) which may not independently satisfy a specific capital need, but collectively do satisfy the need, as having accommodated the need. For example, a District Park would have 5 baseball/softball fields, 4 rectangular fields, passive recreation area and associated support facilities. These same needs could be satisfied by multiple facilities in the same general area which total the facilities of the District Park.
4. Consider separating the programmatic requirements of specific facilities to allow for more flexibility in providing those facilities. For example, a Recreation Center would be comprised of 1) community program areas and multi-purpose meeting areas – 12,000 SF, 2) a recreation and fitness area – 28,000 SF and 3) an aquatic facility – 35,000 SF. Each of these could be provided separately within our communities, possibly the community program area with an HOA community center, the recreation and fitness center in a commercial center, and the pool associated with a high school.
5. Evaluate the location of existing similar facilities and identify the geographic locations NOT well served (the hole in the donut) and focus efforts on satisfying the need in that area first.
6. New policies have been proposed for the Route 28 Corridor. Similar policies may be extended to other areas of the County planned for commercial uses. Under these policies, provision of civic spaces may be considered as a function of land acreage or floor area of buildings (or both). Consider what potential facilities would be appropriately located in these areas. For example, the new library in Stone Ridge is located on the lower 2 floors of a 4 floor building. The upper floors will have commercial tenants.
7. The need for many of these facilities (schools and athletic facilities) is driven by the generally young population in Loudoun and an assumption that currently planned growth will generally continue with a comparable demographic. Consider studying the effect on the CNA process if residents remain and age in Loudoun.
8. If the Planning Commission recommendations and the recommendations of the Fiscal Impact Committee are to be considered, begin the evaluation process for these items within the next year to allow a longer time frame for development of the next CNA.
9. Provide for a member of the Planning Commission to serve on the Fiscal Impact Committee.

Other recommendations included analyzing the CNA based on geographic areas rather than population triggers; incentives to encourage private parties to provide facilities, and public-private partnerships; consideration of other facilities (non-County, i.e., Northern Virginia Regional Parks); and to start the review process in the first year of the next Board of Supervisors.

The Planning Commission also recommended specific project page edits within the Proposed Capital Needs Assessment, FY 2017 – FY 2026 (CNA) document.

The Commission will review the final CNA Transmittal Letter before recommending approval of the CNA to the Board of Supervisors.

The Planning Commission forwarded Proposed Capital Needs Assessment, FY 2017 – FY 2026 to a future Planning Commission Worksession. **(8-0-1, Keirce absent)**

2. ZOAM 2010-0004, Amendments to Articles II, IV, V, and VIII of the Loudoun County Zoning Ordinance for the Purpose of Requiring a Special Exception Permit for Large Retail Establishments

The Planning Commission forwarded ZOAM 2010-0004, Large Retail Establishments, to amend certain sections of the Revised 1993 Loudoun County Zoning Ordinance in regard to certain retail sales uses in excess of 75,000 square feet, as contained in Attachment 2, Pages A3-A30 to the Board of Supervisors with a recommendation of denial based on the Findings for denial developed on March 16, 2011. Further, the Planning Commission forwarded its recommendation for the establishment of a new work process as developed on March 16, 2011. **(8-0-1, Keirce absent).**

Findings for Denial:

1. The existing Zoning Ordinance requires that large retail establishments throughout the County except in the Route 28 Corridor and in the Towns, apply for a rezoning; therefore, the mechanism is in place to address large retail establishments.
2. Unintended consequences have not been investigated, such as: (a) discouraging redevelopment of existing aging retail facilities by creating an additional level of review and uncertainty to the process, and added costs to the process, (b) discouraging businesses from locating in Loudoun County and causing them to locate in adjacent jurisdictions thereby concurrently depriving the County of potential tax revenues and causing County residents to seek services outside the County, (c) discouraging the expansion of existing businesses within their current location because of the added level of County review, and (d) precluding innovative retail products.
3. Instead of supporting the integration of large scale retail facilities into larger planned commercial areas which could minimize the visual impact of the large scale retail structure, the proposed ordinance would encourage free standing buildings to satisfy the parking and frontage requirements in the ordinance.

The problem the proposed amendment intends to address is unclear. The Commission recognizes the merit of design standards in guiding zoning and redevelopment applications and is willing to work on an alternative approach. The Planning Commission recommends the Board develop a process which will include stakeholder input to help identify issues associated with large retail establishments in the County.

Among issues the Board may consider are: (a) creating design or performance standards which allow for the integration of large retail facilities into larger planned commercial areas, (b) developing an administrative process for enforcement of performance standards and remove the special exception requirement, and (c) attracting new business, redevelopment of existing facilities and the retention of existing businesses.